

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
LADD MICHAEL CARABELLO MARIA E 17 LOVERS LANE DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		330,700	330,700				
		SUPPLEMENTAL DATA		RES LAND		1010	1,046,700	1,046,700	RESIDNTL		1010	26,800	26,800			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2178 Total Acres .33 Chapter Lan GIS ID F_880845_2844627		Cyclical Exemption W District Res Exem		8		Total		1,404,200	1,404,200							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LADD MICHAEL		52863 49	06-05-2020	U	I	528,000	1	Year	Code	Assessed	Year	Code	Assessed			
PYLE, SALLY A		52691 243	05-01-2020	U	I	100	1A	2023	1010	249,600	2022	1010	227,700			
CARLSON CARLA TT		50873 0236	03-06-2019	U	I	100	1A		1010	911,700		1010	396,800			
CARLSON CARLA		21336 0346	01-14-2002	U	I	1	1F		1010	19,800		1010	19,800			
Total								Total	1,181,100	Total	644,300	Total	552,000			
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total		0.00														
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name		B	Tracing		Batch										
0090																
NOTES																
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
									06-15-2021	SJD	9		01	Measure - No Entry		
									04-12-2013	VGS			20	Field Review		
									04-08-2008	BSB		1	00	Measure & Listed		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Family	RC	Primary	14,375 SF	19.89	1.00000	5	1.00	0090	3.661		1.0000	72.81	1,046,700	
Total Card Land Units					0.33 AC	Parcel Total Land Area					0.33	Total Land Value				1,046,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	680	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			480,562
Interior Floor 2			Net Other Adj		13,000
Heat Fuel	03	Gas	Replace Cost		493,562
Heat Type	05	Hot Water	Year Built		1900
AC Type	01	None	Effective Year Built		1988
Bedrooms	2		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		330,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	680		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	180	21.00	1970	A	70	C	1.00	2,600
FGR1	Garage - 1 Sto	L	360	52.00	1970	A	70	C	1.00	13,100
SHD1	Shed	L	160	21.00	1970	A	70	C	1.00	2,400
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,089	1,089	1,089	197.93	215,540
BSM	Basement	0	1,089	218	39.62	43,148
FOP	Open Porch	0	216	32	29.32	6,334
FUS	Finished Upper Story	1,089	1,089	1,089	197.93	215,540
Ttl Gross Liv / Lease Area		2,178	3,483	2,428		480,562

